

# Section 184 Indian Housing Loan Guarantee Program

Expand homeownership in Indian Country with the knowledge you will gain in this informative program!

## MORTGAGE LENDING IN INDIAN COUNTRY

*This FREE two-day program will inform tribal government officials, tribal housing officers and mortgage lenders of all the benefits of this important Indian Country housing program.*

SECURING THE FUTURE OF INDIAN HOUSING

**SPONSORED BY:**

U.S. Department of Housing and Urban Development  
Office of Native American Programs  
Office of Loan Guarantee



# SECURING THE FUTURE OF INDIAN HOUSING

The HUD Section 184 Indian Housing Loan Guarantee Program encourages homeownership through acquisition, property rehabilitation, new construction and refinance opportunities for Native Americans. The Section 184 Program offers a loan guarantee to lenders who make home mortgage loans to eligible borrowers for homes located in Indian Country. Authorized under the Housing and Community Development Act, the program is open to eligible tribes, Indian Housing Authorities and Native Americans seeking to own a home on their native lands — fee simple land within the operating area of an Indian housing authority or tribe, tribal trust land or individually allotted land on reservations.

Participants at this training will learn from hands-on case studies, worksheets and interactive discussions during this information-packed session, taught by loan guarantee specialists from the U.S. Department of Housing and Urban Development's Office of Native American Programs. Tribal housing employees, mortgage lenders and Indian housing advocates will have the opportunity to network, discuss successful tribal initiatives and develop solutions to the continued need for housing in Indian Country.

Don't miss the opportunity to share your knowledge and experience with other tribes and lenders as we work together to create more housing options for Native Americans.

*If you cannot attend this training session, but wish to learn more about the Section 184 Loan Guarantee Program, please visit [www.hud.gov/codetalk](http://www.hud.gov/codetalk)*

**Choose any of these convenient dates and locations!**

**AUGUST 15–16, 2006  
BILLINGS, MT**

Sheraton Billings Hotel  
27 North 27th Street  
Billings, MT 59101  
406-252-7400

**NOVEMBER 14–15, 2006  
ANCHORAGE, AK**

Hilton Anchorage  
500 West Third Avenue  
Anchorage, AK 99501  
907-272-7411

**JANUARY 30–31, 2007  
PALM SPRINGS, CA**

Fantasy Springs Resort & Casino  
84245 Indio Springs Parkway  
Indio, CA 92203  
800-827-2946

**FEBRUARY 14–15, 2007  
NEW ORLEANS, LA**

W Hotel New Orleans  
333 Poydras Street  
New Orleans, LA 70130  
504-525-9444

## TRAINING AGENDA

### LENDER TRAINING

#### **Section 184 Program Overview**

- Roles and responsibilities of HUD, lenders, tribes, the housing entity and the BIA
- Eligible lenders
- Direct guarantee
- Loan features
- Borrower/property requirements

#### **Types of Land Ownership**

- Within Indian Country/ Area
- Fee simple land
- Allotted trust land
- Tribal trust land

#### **Section 184 Lending Requirements**

- Fee simple
- Individual allotted trust land
- Tribal trust land
- HUD leasing requirements

#### **Loan Details**

- Loan amount
- Closing costs
- Other costs
- Calculating a Section 184 mortgage

## **Borrower's Ability to Pay**

- Income history/stability
- Allowable forms of income
- Liabilities
- Credit history and review
- Debt to income ratio
- Borrower's investments/down payment sources
- Tribe/TDHE assistance

## **184 Loan Process**

- Borrower eligibility
- Land status verification
- Environmental review
- Lender submissions
- Closing the loan

## **Section 184 Single Close Construction Loans**

- Construction loan options
- Single close construction loan and expenses
- Single close contingency requirement
- Single close rehabilitation loan
- Loan processing

## **Refinances**

- Types of refinances
- Refinances on trust lands
- Streamline refinances
- Credit qualifying

## **Loan Closing and Servicing**

- Guarantee fee
- Loan servicing
- Delinquent servicing
- Foreclosure or assignment
- Reporting requirements
- Secondary markets

# **TRIBAL TRAINING**

## **Basics of the Section 184 Loan Guarantee Program**

- Program overview
- Section 184 partners
- Homeownership opportunities
- Eligible activities
- Land and property requirements
- Eligible borrowers
- Loan features

## **The Section 184 Lender**

- Eligible lenders
- Lender incentives

## **Tribal Participation in the Section 184 Program**

- Legal and administrative framework
- One-stop mortgage program
- Leasing tribal trust land
- Land ownership

## **Section 184 Mortgage Process**

- Section 184 loan process
- Loan documents

## **Borrower's Ability to Pay**

- Income history/stability
- Liabilities
- Debt to income ratio
- Credit history
- Credit history discussion and case studies
- Borrower's investment
- Tribe/TDHE assistance
- Determining the maximum Section 184 loan amount
- Closing costs/prepays

## **A Guide to Housing Opportunities for Tribes/TDHEs**

- Tribe/TDHE loans
- Tribe/TDHE as borrower
- Tribal housing opportunities
- Lease-to-own
- Rental units

## **Section 184 Construction Loans**

- Construction loan options
- Construction loan expenses
- Contingency requirement
- Rehabilitation loans
- Loan processing
- Construction/rehabilitation documents

## **Section 184 Refinancing**

- Refinances on trust land
- Streamline refinances
- Credit qualifying

## **WHO SHOULD ATTEND**

**Lending Community:** CRA officers, loan originators, processors and underwriters from banks and mortgage lending companies and secondary marketing institutions.

**Tribal Community:** Tribal leaders, employees, housing executive directors, housing staff, non-profits and others involved with Native American housing issues.

## **IMPORTANT INFORMATION**

**Tuition:** The course is FREE! Registration is required due to space limitations.

**Accommodations:** A limited number of guestrooms are available at host hotels at special group rates. For hotel information, contact Customer Service at 1-800-992-4489. Please make your reservations directly with the hotel. Be sure to mention the Section 184 Training when making your guest room reservation. Please note that making hotel reservations does not register you for the course.

**Special Needs:** The training locations are accessible to persons with physical disabilities. Persons who need auxiliary aids or services, such as sign language interpreters, assistive listening devices, a reader or training materials in large print or Braille, should contact the Seminar Facilitator at 1-800-992-4489, ext. 108, no less than two weeks prior to the training so that the appropriate arrangements can be made. Individuals using TTY/TDD machines may contact the Training Coordinator at 703-654-7805.

**Travel Arrangements:** Cost savings are often possible by making advance travel arrangements. However, HUD cannot be responsible for penalties incurred. Do not make airline arrangements that may result in penalties until you receive written confirmation notice from the Seminar Facilitator.

**Available Scholarships:** The National American Indian Housing Council (NAIHC) is offering scholarships to cover the cost of travel and lodging for eligible housing and tribal staff and board members wishing to attend classes offered by ONAP. For more information contact NAIHC Field Services Department at 800-284-9165.



# SECTION 184 TRAINING FOR LENDERS AND TRIBES

## REGISTRATION FORM

Participants can register by phone, fax, mail or online at [www.falmouthinstitute.com/ONAP](http://www.falmouthinstitute.com/ONAP)

If you are registering by fax or mail, please reproduce this form and complete one for each individual who wishes to attend.

### 5 WAYS TO REGISTER

**Registration  
is required to  
guarantee your spot.**



#### By Phone:

Call 1-800-992-4489,  
Monday-Friday,  
9:00 a.m.-5:30 p.m. EST.



#### By Fax:

Complete the registration  
form below and fax to  
703-352-2323 anytime.



#### By Mail:

Return the  
registration form to:  
ONAP Section 184 Training  
c/o Falmouth Institute,  
3702 Pender Dr., Suite 300,  
Fairfax, VA 22030.



#### Online:

Register at  
[www.falmouthinstitute.com/ONAP](http://www.falmouthinstitute.com/ONAP)



#### By E-mail:

[info@falmouthinstitute.com](mailto:info@falmouthinstitute.com)

**Please select the FREE session you wish to attend:**

- AUGUST 15-16, 2006 BILLINGS, MT  
 NOVEMBER 14-15, 2006 ANCHORAGE, AK  
 JANUARY 30-31, 2007 PALM SPRINGS, CA  
 FEBRUARY 14-15, 2007 NEW ORLEANS, LA

**Check one:**  Lender  Tribe/TDHE  Other: \_\_\_\_\_

Name: \_\_\_\_\_

Title: \_\_\_\_\_

Organization: \_\_\_\_\_

Address: \_\_\_\_\_

City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_

Phone: \_\_\_\_\_ Fax: \_\_\_\_\_

E-mail: \_\_\_\_\_

#### For information call:

Customer Service: 800-992-4489

TTY/TTD: 703-654-7805

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